

CITY OF SCOTTSDALE
PLANNING AND DEVELOPMENT SERVICES
INTERPRETATIONS & APPLICATIONS
OF BUILDING CODES & REGULATIONS #88-8



CODE SECTION : UBC 503.2.1

8/21/98

SUBJECT : ZERO LOT LINE DEVELOPMENTS

In any single-family residential zone where zero lot line or similar zoning developments have been approved, plans must be submitted of all buildings to be constructed. Standard plans are not permitted. Plans must indicate buildings on adjacent property

In single-family zero lot line residential zones, the building code requirements may be modified pursuant to Section 104.2.7 of the Uniform Building Code (UBC), in accordance with the following provisions:

1. Exterior walls within three (3) feet of the property line shall be constructed of one-hour fire resistive construction per UBC Section 503.2.1.
2. Parapets shall be provided on exterior walls that are required to be of one-hour construction, in accordance with UBC Section 709.4.1.

EXCEPTION : The exterior wall may terminate at the underside of roof sheathing, when all of the following conditions are met :

- a) The roof covering shall be a class A, B or of non-combustible materials.
- b) The entire ceiling of the roof-ceiling framing shall consist of 5/8 inch Type X (fire-resistive) gypsum board.
- c) A five (5) foot minimum easement shall be granted by the adjacent property owner and duly recorded with the County Recorder and approved by the City of Scottsdale. Said easement shall be for the purpose of permitting overhangs and drainage, and the maintenance, repair or restoration of any structural wall located on any lot line and erected by virtue of a zero setback. There shall be no construction of any type permitted in this easement.
- d) Roof overhangs shall not exceed one foot, including fascia, rain gutter and other architectural projections. Combustible overhangs and projections shall be protected with one-hour fire resistive construction.
- e) Skylights openings shall not be located within three feet of property line.

3. Footings may encroach a maximum of one foot onto the adjacent property, when a five foot minimum easement is granted in accordance with section 2, exception "c" of this policy.

4. The following plumbing requirements shall govern at zero lot line developments in accordance with the Uniform Plumbing Code and the Uniform Mechanical Code :

- a) Plumbing vents shall terminate not less than three feet in any direction from any lot line except a public way.
- b) The termination point for exhaust ducts discharging to the atmosphere shall be not less than three feet from property line.
- c) Gas vents shall terminate not less than four feet from any property line except a public way.
- d) Pressure and temperature relief lines (water heaters) shall not terminate at the zero lot line wall.
- e) Fireplace chimneys shall terminate not less than ten feet from any property line except a public way.**